152.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	773,300 / 773,300
					USE VALUE:	773,300 / 773,300
					ASSESSED:	773,300 / 773,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOGREFE ALEXANDER L & KIMBERLY
Owner 2:	
Owner 3:	
Street 1:	7 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GANNON THOMAS /CATHERINE -
Owner 2:	TRUSTEES/GANNON HAWTHORNE TR -
Street 1:	7 HAWTHORNE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,096 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Clapboard Exterior and 2028 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5096.000	315,000		458,300	773,300
Total Card	0.117	315,000		458,300	773,300
Total Parcel	0.117	315,000		458,300	773,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.31 | /Parcel: 381.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	100713
GIS Ref	
GIS Ref	
Insp Date	04/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0006-0001.0

!11910!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	315,000	0	5,096.	458,300	773,300	773,300	Year End Roll	12/18/2019
2019	101	FV	245,800	0	5,096.	429,700	675,500	675,500	Year End Roll	1/3/2019
2018	101	FV	239,600	0	5,096.	355,200	594,800	594,800	Year End Roll	12/20/2017
2017	101	FV	239,600	0	5,096.	326,500	566,100	566,100	Year End Roll	1/3/2017
2016	101	FV	239,600	0	5,096.	297,900	537,500	537,500	Year End	1/4/2016
2015	101	FV	233,700	0	5,096.	292,200	525,900	525,900	Year End Roll	12/11/2014
2014	101	FV	233,700	0	5,096.	271,500	505,200	505,200	Year End Roll	12/16/2013
2013	101	FV	233,700	0	5,096.	258,400	492,100	492,100		12/13/2012

PRINT

Date	Time
12/11/20	02:02:21

LAST REV

Date	Time
05/23/19	17:40:00
danam	
11910	

USER DEFINED

Prior Id # 1:	100713
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GANNON THOMAS /	70566-260		1/29/2018		750,000	No	No		
GANNON THOMAS F	49930-453		8/13/2007	Family	1	No	No		
	12419-371		4/25/1973		33,750	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/31/2019	149	Insulate	7,000	C				
5/4/2018	552	Re-Roof	10,895	C				
8/17/1981	368	Dormers	9,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
4/30/2018	MEAS&NOTICE	BS	Barbara S
3/11/2009	Inspected	163	PATRIOT
1/15/2009	Measured	372	PATRIOT
1/19/2000	Inspected	264	PATRIOT
11/19/1999	Measured	270	PATRIOT
3/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5096		Sq. Ft.	Site		0	80.	1.12	9									458,306						458,300	

Total AC/HA: 0.11699 | Total SF/SM: 5096 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 458,306 | Spl Credit | Total: 458,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16775143
Const Adj.:	0.99960202
Adj $ / SQ:	145.911
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427948
Depreciation:	112978
Depreciated Total:	314969

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2007
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

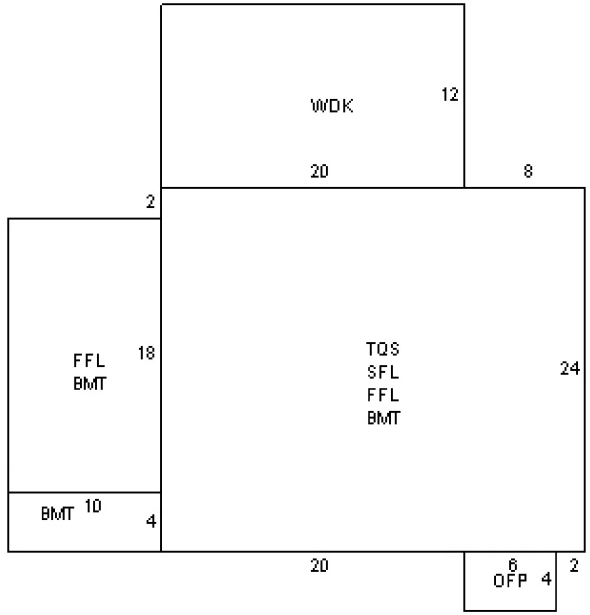
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	145.91
Special Features:	0	Val/Su Net:	98.93
Final Total:	315000	Val/Su SzAd	155.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	892	43.770	39,046
FFL	First Floor	852	145.910	124,316
SFL	Second Floor	672	145.910	98,052
TQS	3/4 Story	504	145.910	73,539
WDK	Deck	240	10.160	2,439
OFP	Open Porch	24	43.980	1,056

Net Sketched Area:	3,184			Total:	338,448
Size Ad	2028	Gross Are	3352	FinArea	2028

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc